



THOUSAND OAKS GENERAL PLAN 2045

JOINT GPAC MEETING + WORKSHOP #2

SUMMARY

February 2, 2021 | 6:00 pm – 8:30 pm | Virtual Zoom Webinar

OVERVIEW

On Tuesday, February 2, 2021, the City of Thousand Oaks hosted a joint General Plan Advisory Committee (GPAC) and public workshop to present three draft land use alternatives for the Thousand Oaks General Plan 2045 update project. Due to the ongoing COVID-19 pandemic, the workshop took place virtually as a Zoom Webinar from 6:00 to 8:30 pm. Approximately 255 attendees (including 17 GPAC members) joined the Zoom meeting, not counting the consultant team, elected officials, and city staff, with an additional 45 YouTube livestream views. GPAC members participated in the webinar as panelists and were able to use audio to ask questions, while members of the public joined as attendees and typed questions into the Q&A feature. This joint meeting was the second workshop in a series of four that will take place over the course of the General Plan update.

The joint event served as an overview of the materials presented in the Land Use Alternatives Briefing Book, which provides detailed background on the land use alternatives process and maps. The purpose of this event was to provide an overview of the three draft land use alternatives, answer questions from the GPAC and public about the alternatives and instruct the community about how to provide feedback on the land use alternatives. An online survey was available between February 2, 2021 and March 15, 2021, in English and Spanish, and was printed and hand delivered upon request.

The following summary includes an overview of the presentation, polling questions and results, and summary of questions and answers from the GPAC and members of the public.

AGENDA

- Introduction and Welcome
- Background on Land Use Alternatives
 - Presentation
 - Question and Answer
- Summary of Land Use Alternatives
 - Presentation
 - Question and Answer
- Closing and Next Steps

LAND USE ALTERNATIVES BRIEFING BOOK
CITY OF THOUSAND OAKS GENERAL PLAN UPDATE
JANUARY 2021 | TOAKS2045.ORG

Zoom Meeting | Matt Raimi, Ra...
TO 2045

PRESENTATION

The meeting began with an introduction by City Manager, Andrew Powers, and continued with a presentation by Matt Raimi, project consultant with Raimi + Associates. The evenings presentation was divided into several sections including background, alternatives overview, review of land use alternatives, comparison of alternatives, and conclusion and next steps. Throughout the presentation, the General Plan Team paused to answer questions and facilitate polls. Below are highlights of the presentation sections.

Background

The presentation began with a recap of the General Plan Update process, the benefits of a General Plan Update and key terminology used throughout the presentation of alternatives and in the briefing book. This also included an overview of Regional Housing Needs Assessment (RHNA) requirements, the City's Measure E ordinance, and recent State SB330 legislation.

Alternatives Process

This section served as a precursor to the three land use alternatives by highlighting results from previous community engagement activities that led to the delineation of the areas of stability, where little to no change is anticipated, and areas of change, where the General Plan Team proposes changes in land use and or character. Matt noted that less than 8% of the City was identified as an area of change. Also presented in this section were the land use designations which included descriptions and supportive imagery.

Review of Land Use Alternatives

The land use alternatives are a long-term vision for the City that tests values and ideas from the community process. In this section, the three land use alternatives were presented highlighting the common themes and differences among the areas of change. The alternatives were also reviewed as five subareas: Rancho Conejo, Moorpark and West Thousand Oaks Boulevard, Downtown and Thousand Oaks Boulevard, Westlake and East End, and village centers within the City.

Comparison of Alternatives

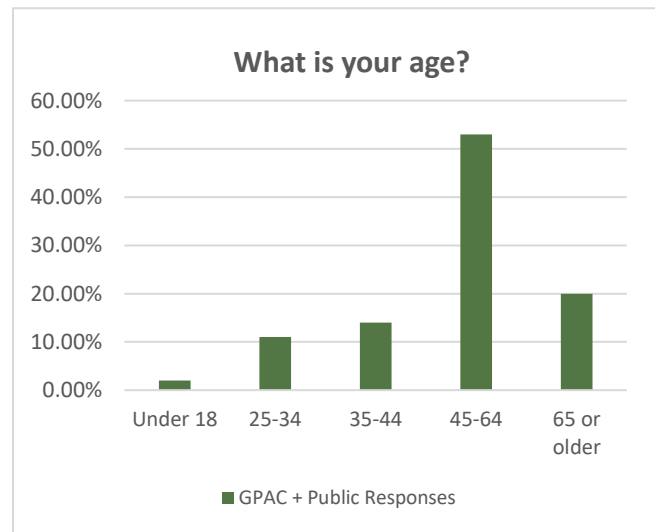
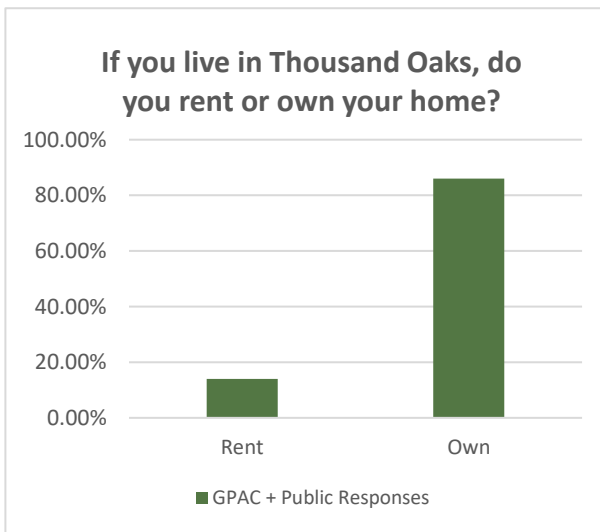
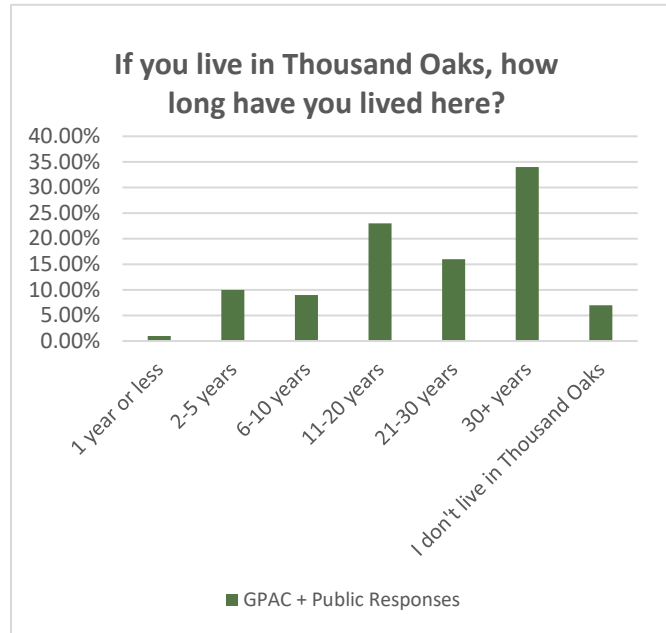
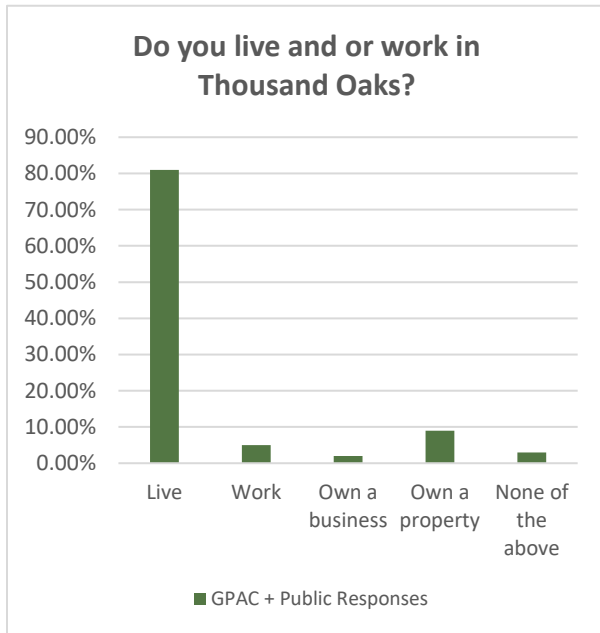
Following the detailed overview of each alternative by sub area, Matt presented a high-level comparison of land use category percentages for the three alternatives and metrics comparing the existing 1970 General Plan to the three land use alternatives.

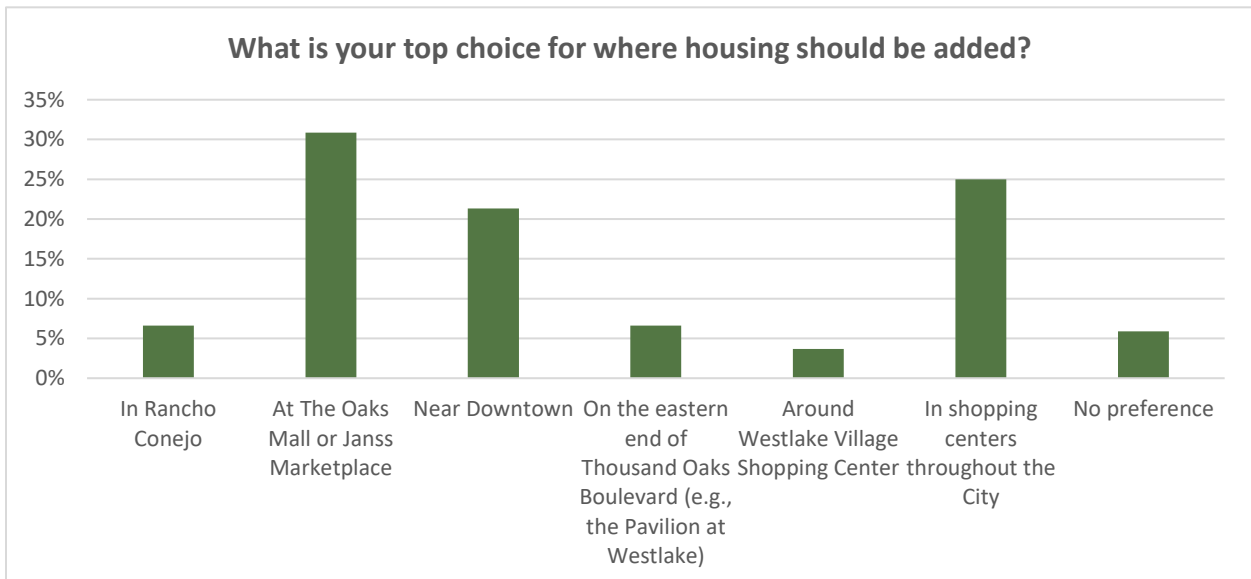
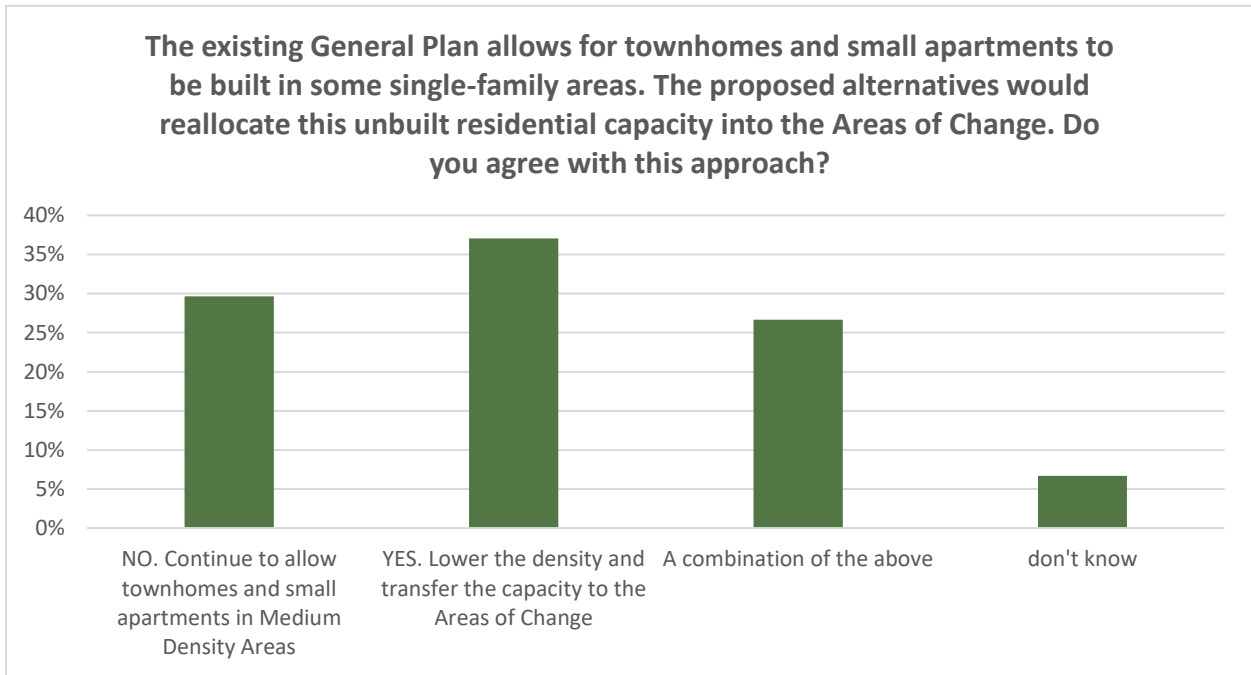
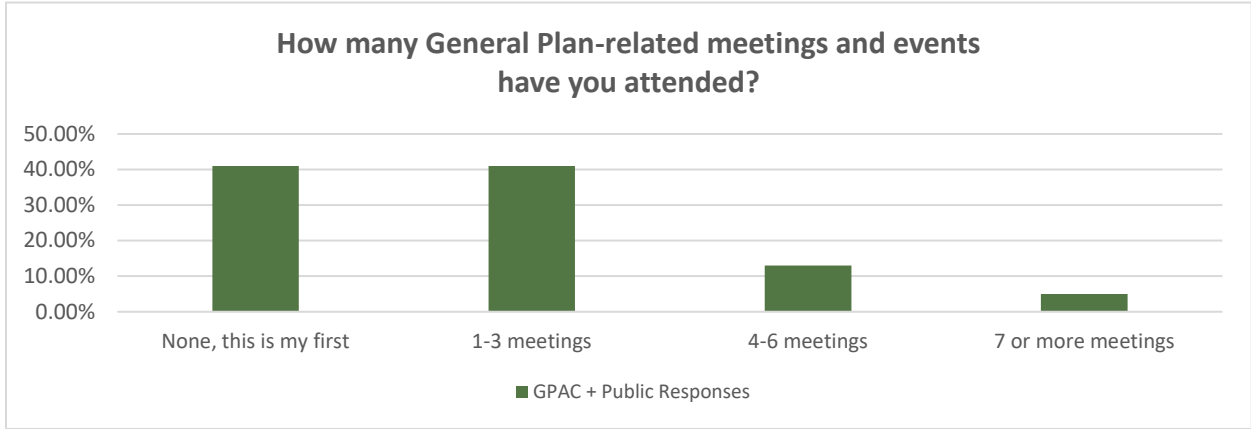
Conclusion and Next Steps

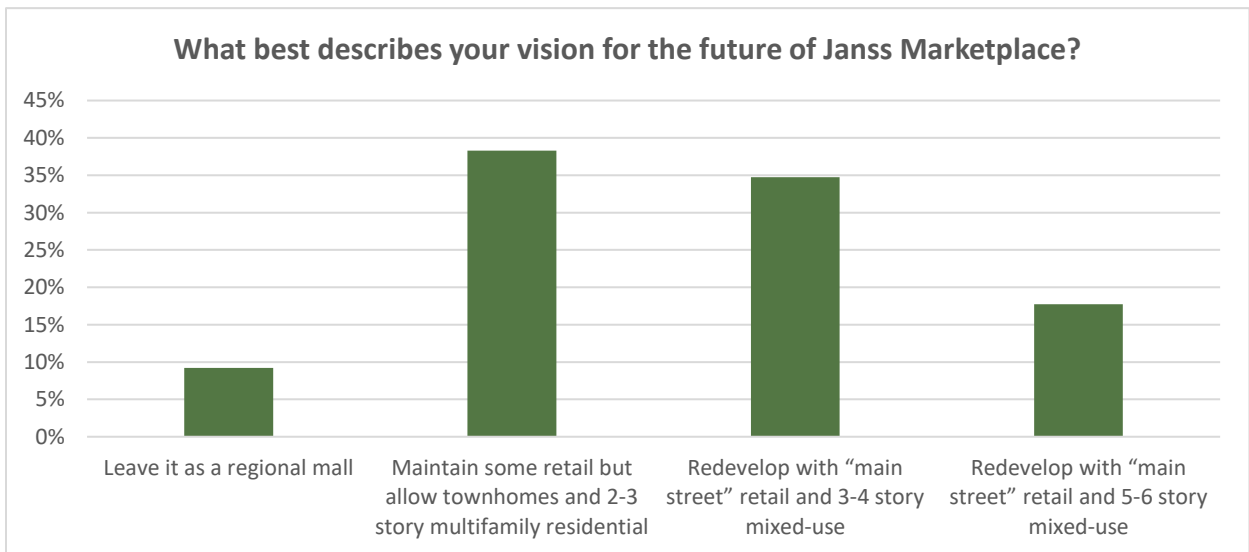
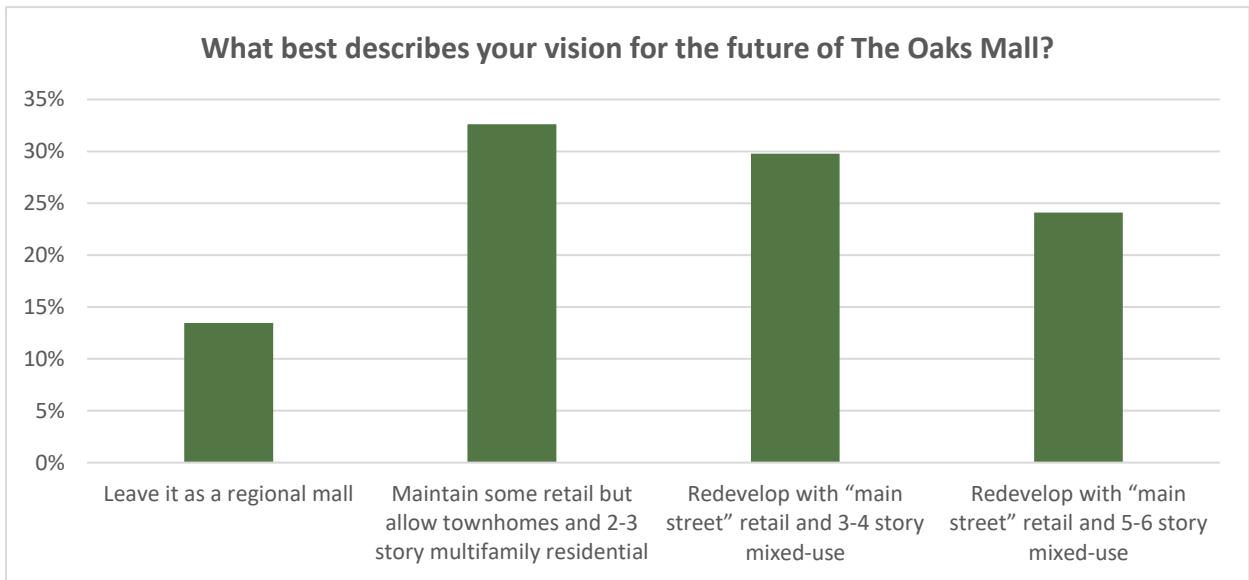
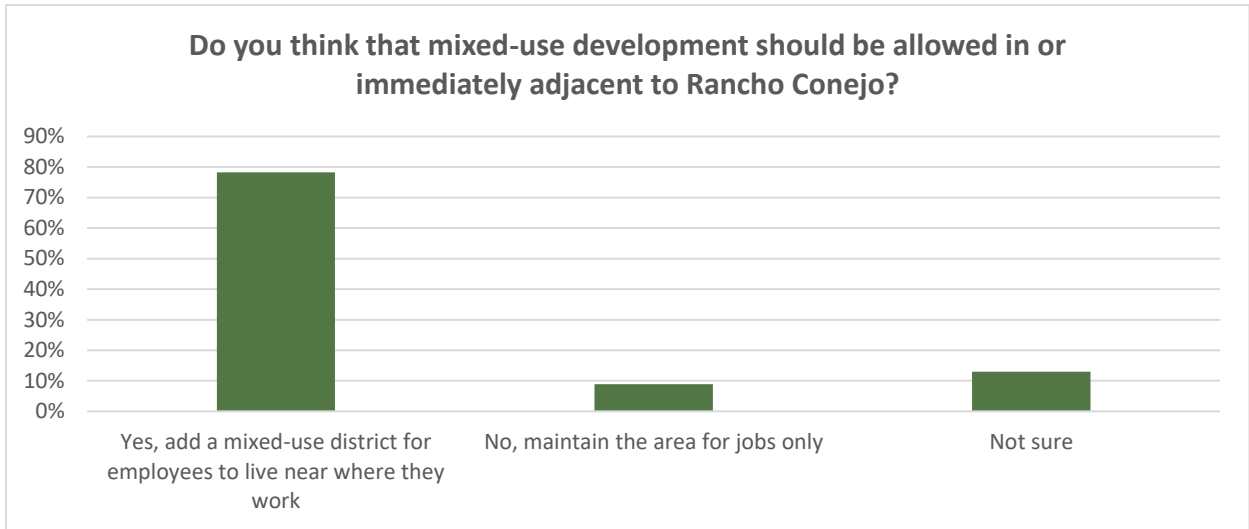
The meeting concluded with an overview of next steps, including how members of the public could provide feedback through the briefing book, online survey, and virtual office hours.

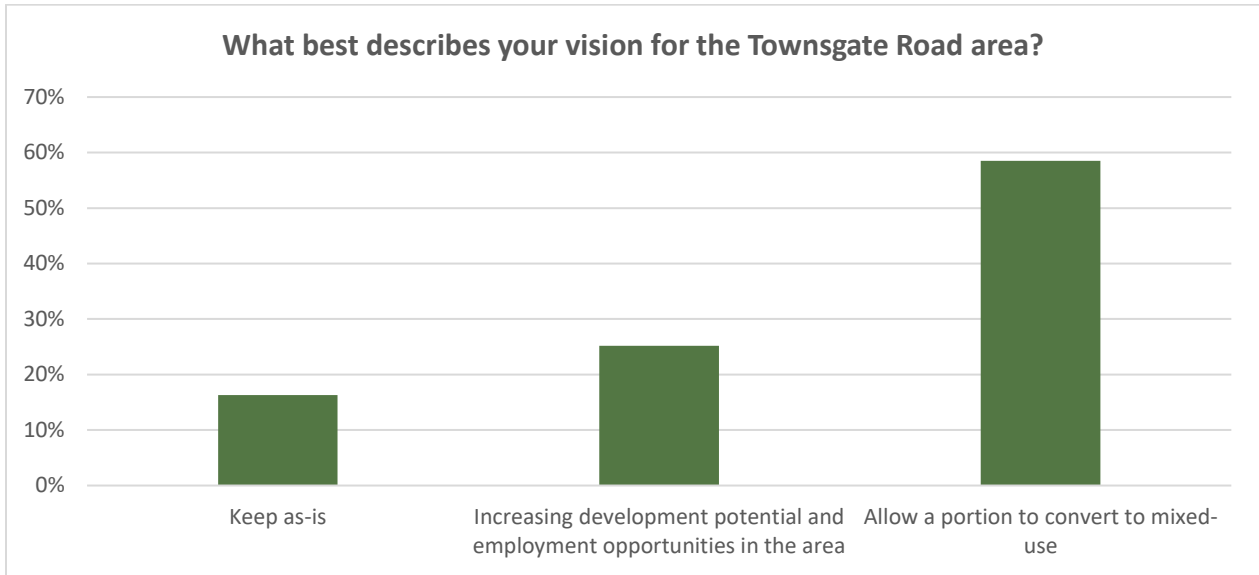
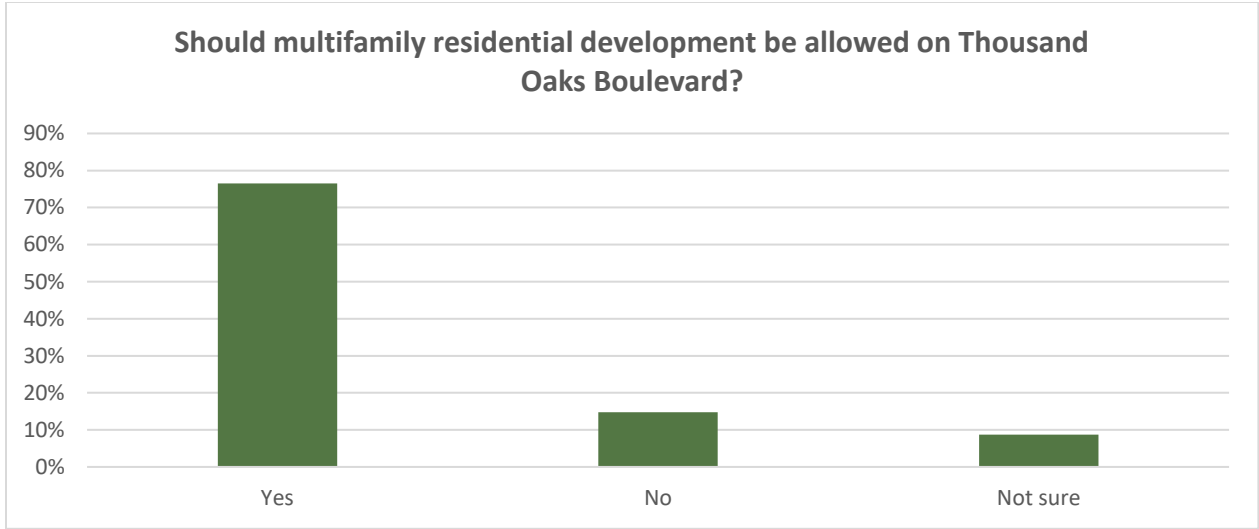
POLLING

Throughout the presentation, the General Plan Team used informal polls to engage GPAC members and attendees. Below are the poll questions and corresponding results. Please note that not all participants completed one or all polls, and the participants who connected by phone only did not have access to the virtual poll.









QUESTIONS AND COMMENTS

Throughout the presentation, the General Plan Team paused for questions to allow for discussion and input. The General Plan Team answered various questions from the GPAC, and the public submitted through the Q&A feature in Zoom Webinar. Questions and comments from the GPAC and the public are listed below (bolded) along with the General Plan Team responses (italics).

Questions from the GPAC

As the population and number of housing units increases on Thousand Oaks Boulevard, will the Plan include required publicly accessible parks and open space? How does that fit into the general plan designations?

The General Plan will identify general areas where new public parks are needed, but it cannot designate private property as parks or open space, as it would eliminate that property's development potential and monetary value. City-owned property can be designated as future parks.

RHNA numbers are significantly higher than previous cycles, does this include a “catch up” set of numbers? Can you provide background on these numbers?

This round does include an increase because over the last 30 years the State has not kept up with population growth and housing demands. The last time California was this unbalanced was in the 1980s. As a State, we are in a housing deficit of about 2.4 million units. This RHNA cycle was an attempt to begin to make up for that deficit. It is unclear if the State will continue to use higher numbers in the future.

How does transit factor into the land use designations? Is proximity to transit a factor when considering residential types?

More people in a concentrated area and higher density residential results in more successful transit options. The areas identified by the GPAC and the public for higher density housing happen to be in locations that may be viable for public transit.

To what extent will we build in assumptions about retail space and office space based on the COVID-19 pandemic?

There are knowns and unknowns related to the pandemic and its impact to the build environment. We know that retail and types of retail will likely change permanently, while the verdict is still out on office space. We are currently seeing development projects moving forward with office components across the city.

Can you summarize what the General Plan is, and what it isn't, how it relates to city council, assisting property owners, etc.?

The General Plan is the long-term vision and policy document for the city, often referred to as the city's constitution. All decisions about development flow from the General Plan and future policy documents must be consistent with the General Plan. The General Plan sets forth land use designations, which regulate, at a high level, future uses that are allowed on each property within the City. General Plan land use designations feed into Zoning, which includes dimensional requirements for properties like building height, setbacks, etc. There are a series of other documents and regulations that implement the vision of the General Plan. The General Plan does not build or demolish buildings, it sets the vision of the future of the City, and it is at the discretion of property owners to make changes to their property according to the vision and guidance set forth in the General Plan.

Is parking a factor in the alternatives development process? In the speaker series (General Plan Community Forum #2) it was mentioned that many cities over develop parking, which goes unused. Can developers repurpose parking lots into housing and/or mixed-use development?

Parking was considered in a limited capacity at this phase, but the General Plan does not specify the amount of parking required for development. The General Plan can include parking related policies, but parking specifications are addressed through the Zoning Code.

Quality of life is the concern for many residents – do we have enough land to increase population? Are we going to reduce the existing quality of life?

One of the challenges the General Plan update process tries to balance is preserving quality of life and making changes that people want to see in the City. In general, we see that the best performing retail spaces can have traffic congestion around them, and the commercial spaces with plenty of parking are not performing as well. The alternatives will look for balance between activity and accessibility.

Do these three alternatives stand on their own? I saw great components of each that I liked. Are there opportunities to pull different components from each?

Yes, the goal of the alternatives phase is to test different ideas. In some instances, we are looking at the extremes to test what works and gain insight from the community. The preferred land use alternative may ultimately be a combination of all three alternatives with new components as well. The survey asks specific questions to identify what components resonate with the community.

Throughout the alternatives process, have you considered ownership of property? What is the path to seeing the changes in the alternatives process realized?

In this phase, we did not do a detailed analysis of property ownership, although through city staff we had general sense of what that looked like. Moving forward, we want to look at ownership patterns and likelihood of development. That is the difference between buildout and growth projections. Through the horizon of the General Plan (2045) we will be analyzing what could happen in roughly the next 25 years.

Questions from the Public

The following questions were asked in the Zoom Q&A feature and answered verbally by the General Plan Team.

Is parking included in FAR ratios?

Surface parking and structured parking above grade is included in FAR, while below grade parking is not.

Given the number units needed for low and very low-income housing, will the city proactively identify areas and subsidize development for these kinds of Affordable projects?

After the preferred land use alternative is confirmed, the City will be required to identify specific locations that could accommodate low and very low-income housing as part of Regional Housing Needs Allocation and the Housing Element. Related to subsidies, the General Plan will address housing through policies and programs.

Can you provide more detail related to the parks and open space question?

While we cannot designate private property for parks or open space, all new residential multifamily development is required to provide parks/open space for all units and common parks/open space as part of development standards.

Can you build taller structures thereby reducing the new land needed to develop?

The alternatives explore those options. The alternatives have different organizations of land by either concentrating the development through taller structures or increasing the number of areas proposed for residential development.

Reducing vehicle miles traveled (VMT) is becoming an important part of land use planning – are any land use alternatives future scenarios that reduce VMT being considered?

Yes, VMT is one of the metrics that is considered when evaluating the three land use alternatives, in addition the EIR will consider the impacts to VMT through the proposed land use changes.

What will ultimately be presented to City Council?

Feedback from the survey, office hours, and this meeting will direct changes to the land use alternatives, which will be presented to City Council and Planning Commission in the Spring.

Have the previous General Plans been directed by State mandated housing laws or where they directed by a locally driven process?

A combination of both, this update process includes all Elements of the General Plan, however, the housing element has several State requirements that must be addressed every 8 years. There are repercussions for not having a certified housing element in each of the 8-year cycles, the city would not be eligible for grant funding that could limit or reduce many capital programs.

What is the penalty for violating SB 330?

Recent legislation puts financial penalties on a city for not complying with SB 330.

After the General Plan is adopted, how would a property owner go about requesting a land use change?

Individuals would have to apply for a General Plan and Zoning amendment that would be analyzed at that time, considering the existing local ordinances (Measure E) and state requirements. We encourage folks to make detailed parcel-level comments on the briefing book and the survey, as this is a good opportunity to work through potential changes.

Do the units have to be built?

The General Plan needs to Plan for and maintain 81,124 units, but development of housing units is dependent on individual property owners. The General Plan does not build or demolish any buildings.

The following questions were asked by members of the public and answered in writing by the General Plan Team through the Zoom Q&A feature during the presentation.

Question Asked In Q&A	Response In Q&A
Will you make the maps interactive so that when you click on a parcel it tells you the GP designation? Other cities do this to make it more user friendly and technically accurate for residents and professionals viewing the maps.	<i>After this presentation, we will provide information on how to access interactive maps that allow you to click on a parcel and check its designation.</i>
Are there any plans to pre-zone unincorporated islands?	<i>Although not discussed in tonight's presentation, the General Plan land use map will include designations for the unincorporated county islands. No changes are being proposed for those areas.</i>
Since there are 33,043 units available under Measure E, how many are currently under consideration?	<i>As explained in the presentation, the General Plan needs to maintain the capacity for 81,124 units. These do not need to be built but planned for.</i>

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Who are our hosts for this?	<i>City of Thousand Oaks and the General Plan consultant team</i>
We all understand what a "taking" is, however, all these new housing units will require new parks. How will this be addressed?	<i>City staff is working with CRPD to discuss where new housing units would potentially be built under each of the alternatives, and how that would result in needs for new or expanded park facilities. It is ultimately CRPD's decision as to where they will place new parks to best meet the demand, and to purchase the property needed for those parks using parks impact fees collected from developers.</i>
I am hard of hearing. Is there a way to get subtitles?	<i>closed captioning will be available on the city's YouTube channel tomorrow. https://www.youtube.com/watch?v=t8YP74Kqkvw&feature=youtu.be</i>
How do I access closed captioning? Can an ASL interpreter be provided?	<i>closed captioning will be available on the city's YouTube channel tomorrow. https://www.youtube.com/watch?v=t8YP74Kqkvw&feature=youtu.be</i>
Are granny flats counted toward the stock numbers?	<i>Granny flats are not included in the total unit counts</i>
Could you post a link to the briefing book?	<i>https://raimi.konveio.com/thousand-oaks-2045-land-use-alternatives</i>
Please point me to where the survey resides on the page? I see a link for survey results, but not tonight's polls.	<i>https://www.toaks2045.org/landusealts</i>
I do not see a survey link on the main website.	<i>https://www.toaks2045.org/landusealts</i>
I'm on the city website and don't see the link for the land use link	<i>https://www.toaks2045.org/landusealts</i>
Each parcel that has been separately delineated on the map should include the acreage. It isn't hard to do. They did it when they reconfigured Measure E.	<i>I am checking with our GIS folks. We can add to the interactive maps tomorrow. Stay tuned. This capability was added after the meeting.</i>
All the questions being posted are not being seen by all attendees.	<i>I apologize for the inconvenience. I am unsure why this is happening. I encourage attendees to review the briefing book and respond to the online alternatives survey to record their comments. www.toaks2045.org</i>
Will all the questions that are not being answered or shown on screen be addressed later somewhere?	<i>If your question was not answered tonight, please attend one of our upcoming Virtual Office Hours. We received over 200 questions and tried to get to as many as possible. Thank you all for the great and thoughtful questions!</i>

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What is the threshold for low income?	<i>Income categories are based on a percentage of the median income for the county. Additional information is in the Briefing Book.</i>
Are residents able to vote yes or no on proposed developments in their area?	<i>Individual residents do not vote on proposed developments, Planning Commissioners and/or the City Council vote on projects. Residents are encouraged to participate in the public process providing input during environmental document review, public hearings and submitting correspondence to the City to help inform the decision makers.</i>
Can you incorporate live work as a form of mixed use in the General Plan?	<i>Live work would be permitted in mixed use areas</i>
Also, can we propose land uses currently not identified to be included within the proposed alternative change areas?	<i>Matt will be describing these later in the presentation</i>
Also, how does the 2,615 needed units under the state plan “fit” within the available units under Measure E?	<i>Measure E limits the citywide residential capacity. Many areas of the city were built at a lower density than what was allowed by the General Plan, resulting in unbuilt residential capacity. The land use alternatives propose reallocating this unbuilt capacity from established residential neighborhoods into the Areas of Change.</i>
What is the penalty for planning for or building all 81,000 units?	<i>Measure E requires that the city not plan for more than 81,124 units, while SB 330 says the city may not plan for less than that number.</i>
Is this a new survey or is it the one we had opportunity to fill out a month or two ago?	<i>New survey. https://www.toaks2045.org/landusealts</i>
Is it still possible to become a member of the GPAC?	<i>Please attend future GPAC meetings. these are open to the public. Please sign up for notification of these meetings on www.toaks2045.org</i>
It appears that the outcome already seems made and the representatives of the community is very small as there are over 100,000 people. What are you doing to get the community involved and not push the destruction of the community?	<i>Please help us get as much feedback from the widest cross section of the TO community. Please respond to the online alternatives survey. www.toaks2045.org The survey is open for the month of February.</i>
what if we live and work in Thousand Oaks?	<i>please pick one.</i>
The 3 options are heavily weighted on Mixed Use. Are there still options to consider Low Density SFD on certain parcels?	<i>Please provide this comment in the online survey for areas where you think Low Density SFD development would be appropriate.</i>
How can I get a briefing book? Is there a link on City website?	<i>Please review the briefing book and respond to the current survey at www.toaks245.org.</i>

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How much impact does input have at this point? Could public input influence which sites are recommended to City Council?	<i>Please review the briefing book and respond to the current survey at www.toaks245.org. This is the start of the public review process and your input is valuable</i>
How can I obtain a copy of the 70 page Briefing Book? Is it "online"?	<i>Please review the briefing book at www.toaks245.org.</i>
I'm going to understand better once I've had a chance to read all this. It's a lot to process from a presentation. I'd like to have a pdf of the slides as well, the keys are too small to read on zoom.	<i>Please review the briefing book which has detailed information and interactive maps and respond to the survey at www.toaks2045.org.</i>
wow! the poll answers are full of bias, and none offer an open ended response.	<i>Please take the online alternatives survey which allows you to record open ended responses. www.toaks2045.org</i>
Would like to know how many units of housing each of the alternatives is allowing. Are all alternatives going to allow for an equal number increased housing units?	<i>Please take time to read the Land Use Alternatives Briefing Book. https://www.toaks2045.org/events All alternatives cannot allow more or less units overall due to SB 330 and Measure E.</i>
What about solar over parking and buildings?	<i>Solar is now required for all new residential statewide</i>
Why do ADUs/Granny Flats not count toward Measure E mandates? can this be modified?	<i>State Law does not allow ADU's to count towards land use density/capacity. Measure E cannot be modified to count ADU's as part of overall dwelling capacity.</i>
The poll is not in conflict with the prior poll, the question was should mix use be allowed in NBP, the answer is yes...the question wasn't whether it should be concentrated there...if that was the question the answer would be no	<i>Thank you for the clarification</i>
I think the difference in opinion re: Rancho Conejo is related to information given regarding Alt 1 - Alt 3. We did not have this visual when first poll regarding same was asked.	<i>Thank you for the clarification</i>
Whose quality of life? The families doubled up into apartments because they cant find a home?	<i>Thank you for your comment. Please also record your thoughts on the online survey. https://www.toaks2045.org/landusealts</i>
Concerned about impact to traffic of additional development around TO Blvd/WL Blvd. Traffic getting to and from high school is already so challenging (pre-Covid when school was in session)	<i>Thank you for your comment. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
Re Poll 4 - The residential areas should go out into the business/industrial part of Rancho Conejo. They are NOT compatible	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>

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with the neighborhoods on the South side of the 101.	
Live Poll # 4 did not include the answers I needed to provide. Nothing in this City should be higher than 3 stories. That's our limit.	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
Does this company understand that this city doesn't want mixed use and they need to come up with a non mixed plan. Your polls all assume we are on board for mixed use which I guarantee you we are not.	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
I see another option for the mall as a transport hub so residents to telecommute commute but get out of their homes. therefore, the mall becomes a “WeWork” type of space as well. This does not exclude the “mixed use” model, but “Mall as transit hub” should be considered as a future option.	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
Move the Toyota used car lot into the car area south of the Blvd. It's an eyesore.	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
Mixed Use growth...got it...move on to the next section	<i>Thank you for your feedback. Please be sure to record your comment on the online alternatives survey as well. www.toaks2045.org</i>
(BTW...The 2 pdf downloads of the Land Use Alternatives briefing books do not seem to have separate unique file names when downloading them.)	<i>Thank you, we will fix after this meeting.</i>
I believe the link in response to Larry Turner was missing a 0...it should be https://www.toaks2045.org/	<i>thank you.</i>
some of these areas already have multi-family neighborhoods. Does this mean you would knock it down and rebuild it?	<i>That is dependent of the private property owners. The General Plan sets the policy whereby a property owner could propose redevelopment if it complies with density and other policies.</i>
What is the green area on Westlake and East End Alt 1?	<i>That is SCE property along Hampshire, which is designated Utilities and Flood Control.</i>
Do they have a financial interest in what happens? Are they tied in with any developers?	<i>The consultants do not own any property in the city and have been retained by the City to prepare a GP Update.</i>

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<p>Do we have enough water supply to fulfill the requirements of measure E units in Thousand Oaks?</p>	<p><i>The current Urban Water Management Plans for the multiple water purveyors all account for the amount of Measure E units under the 1996 General Plan. The General Plan Update Environmental Impact report will analyze water supply under the preferred land use scenario, which will also have to be compliant with Measure E, just analyzed under current water supply circumstances.</i></p>
<p>Is the thought to take down the mall and build new?</p>	<p><i>The development envisioned in the land use alternatives could involve demolition and replacement of existing buildings, repurposing of existing buildings, and/or new buildings to supplement existing buildings. It is up to each property owner to determine if, when, and how to redevelop their properties. The mall and many other properties in Thousand Oaks have very large surface parking lots that could be used as locations for new buildings. The parking could be replaced with parking structures.</i></p>
<p>Can you repost the slides of the areas to be developed?</p>	<p><i>The entire presentation will be posted on the web site at toaks2045.org after the meeting. All the maps and information in the presentation are also included in the Briefing Book which is available now on the web site.</i></p>
<p>The Mixed Use land designations of Low, Medium, & High have corresponding FAR of 0.25, 0.5, 1.0. The FAR seems to be extremely low and not proportion to density to achieve a reasonable size of dwelling units. To reach these densities at say a 0.5 FAR would have to be micro units and not suitable for families. Is this correct?</p>	<p><i>The FAR is only for the commercial portion of a mixed-use development</i></p>
<p>Can you touch on the funding mechanisms/strategies for implementation at this stage in the planning process?</p>	<p><i>The General Plan puts policies in place to manage development that is initiated by the private sector based on market conditions. The City would not itself build any of the development envisioned by these land use alternatives.</i></p>
<p>500 survey responses is not predictable of the city desires. There are 130,000 people and only 400_ responded. An additional survey should be sent out now that the program has visibility.</p>	<p><i>The General Plan update process is ongoing and there are ongoing opportunities to provide additional input. Please review the briefing book and respond to the current survey at www.toaks245.org.</i></p>
<p>Can you please type in the Q&A what Matt said in response to Rorie's question about parks not being provided for thousands of new housing units? Very important question.</p>	<p><i>The GP will assess the need for new parks. However, the city cannot designate private property as parks or open space.</i></p>
<p>is the GPAC group voting, or just the residents participating?</p>	<p><i>The GPAC and the attendees are all voting</i></p>

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Given the additional 2,600 RHNA units, will the City maintain the "unit pool" system used under Measure E? Or will that be changed?	<i>The Housing Crisis Act of 2019 (SB 330) requires the City to allocate all of its residential capacity onto the land use map. The current "pool" system will be discontinued with the updated General Plan.</i>
Given the # of units we need for low and very low income residents, will the city work proactively to identify parcels and subsidize development of affordable projects?	<i>The Housing Element, which is a part of the GP process, will identify housing sites.</i>
Will the planners or sustainability office compare VMT's and estimated GHG emission increases or reduction of each alternative?	<i>The metrics for VMT and GHG will be presented later in the presentation</i>
Any indication whether those commercial properties will actually be utilized in all that mixed use? A town I used to live in went very mixed use heavy at one point, and most of the commercial spaces were never leased. Has there been research into the demand?	<i>The mixed-use designations envision different options for providing a mix of uses with varying degrees of commercial and residential based on location and market conditions. We recognize that the traditional mixed-use format of retail on the ground floor and residential above does not work in all locations and can result in vacant commercial spaces if not implemented properly.</i>
Does the City have a jobs growth goal that was used for the alternatives?	<i>The numbers being presented are build-out numbers.</i>
how do I get to that firs poll we had? my friend just logged in, Carol, and wants to take it.	<i>The poll was an informal survey at the start of the presentation. It is now closed. The official survey will collect demographic information.</i>
Not all questions are posting to everyone. No censoring please.	<i>The questions and responses are available to all attendees and GPAC members.</i>
Where can I find the list of stakeholders who were consulted earlier on?	<i>The stakeholder summaries are available on the project website. www.toaks2045.com</i>
How can you fulfill the state requirements if you can not get any property owners to go along with any Alternatives?	<i>The State requires cities to plan for more housing understanding that the property owners have the choice to develop.</i>
will measure E be repealed?	<i>There are no plans to repeal Measure E.</i>
Also, is there any consideration to allow affordable housing to be developed upon church/synagogue land (without requiring any type of General Plan amendment)?	<i>There is state legislation under consideration to allow church properties to have housing by right.</i>
None of your designs have rooftop gardens for commercial or residential.	<i>These type of design components would not be part of the General Plan. Those type of requirements can be incorporated into zoning ordinance update, which would follow policy direction from the General Plan.</i>

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What changes in city infrastructure are required and accordingly incorporated in the plan to accommodate this increase in housing and commercial density.	<i>This will be studied as part of the Environmental Impact Report, which will be available for public review later this year.</i>
Is there a paper version of the survey that is being distributed, to include the input of folks without computer or Internet access?	<i>To request a paper copy of the Briefing Book and survey, please email gp@toaks.org.</i>
What about traffic impact? Many roads are near gridlock at certain times of the day. Adding density will make this worse. As density increases near the freeway, there will be less space remaining to accommodate traffic (adding turn lanes, for instance).	<i>Traffic will be analyzed under the Environmental Impact Report. State Law requires a new metric for analyzing transportation, which is Vehicle Miles Travelled.</i>
Can a property's land use designation still be considered after this meeting for another use? For example, if none of the alternatives allow for housing, is there an opportunity to add before final vote?	<i>We are looking for all input. Please provide your comments through the survey and interactive maps provided on www.toaks2045.com. The final decision will be made by the City Council later this Spring.</i>
It is critical that acreage be provided for each parcel you're showing. If the plan is to go to mixed use "high" (45-60 units per acre with a possible density bonus of 35% or greater for "affordable"), the public should be able to determine what the ultimate increase in intensity would be at build-out.	<i>We have some overall acreage numbers that will be presented shortly. These are also included in the briefing book. www.toaks2045.org</i>
Will you add acreage for the parcels to the map?	<i>We will check and see if that is possible.</i>
Will these slides be made available after the meeting?	<i>Yes</i>
Will the housing element explore ADU's and strategies to encourage these units?	<i>Yes</i>
Are there any traffic studies being conducted for these alternatives?	<i>Yes, the EIR will include traffic studies</i>
Will this PPP be available in the TO2045 website?	<i>yes. Also, please review the briefing book and respond to the current survey at www.toaks245.org.</i>
Will a transportation impact study be done to evaluate future land use scenarios?	<i>Yes. An Environmental Impact Report (EIR) will be prepared to analyze the potential environmental impacts that would result from implementation of the General Plan, including development that may result from the preferred land use alternative. A transportation impact study will be conducted as part of the EIR. The Draft EIR will be released for public review along with the complete draft General Plan later this year.</i>

will all of these alternatives allow for the 81,000 housing units that are needed	<i>Yes. As described earlier, State law requires that the capacity is maintained.</i>
Will the questions be archived?	<i>Yes. Please also provide your input by completing the survey.</i>
Does the state mandate the number of low income units that are required?	<i>Yes. The RHNA allocation has a breakdown of units by income levels</i>

Other Comments

The workshop accumulated hundreds of comments and questions - some were addressed verbally to all in attendance at the workshop, some were addressed through the written Q&A feature, and some could not be addressed due to time constraints. The major themes of the latter comments and questions are summarized below.

- Please provide closed captioning, ASL interpretation, and translation at future meetings.
- Housing affordability, senior housing, and multigenerational housing needs are issues that need to be addressed.
- Consider rephrasing “protect single family neighborhoods”.
- How is the City analyzing needs of our local community, economy, and environment?
- Please clarify the thresholds for low and very low-income housing and if that addresses housing needs for those who are experiencing homelessness.
- Please clarify Measure E local ordinance and the State’s RHNA allocation process.
- How will the General Plan address inclusion, incorporate active transportation, gentrification, and address parking?
- Are minority communities, populations with disabilities, and those without internet access being proactively reached through the General Plan process?
- Will the General Plan address sustainability solutions like zero carbon housing, and are there energy use goals and requirements for the future?
- How will water supply be addressed?
- Does the General Plan accommodate existing population or entice new populations?
- Are there any plans to pre-zoning unincorporated County islands?
- Can you touch on the funding mechanisms or strategies for implementation at this stage in the planning process?
- Are there options to add more single family residential?
- Can the acreage be provided for each parcel within the change areas?
- Are there job growth targets or targets for the types of jobs being created?
- Concerned about new development and potential changes to City’s character.
- Will there be impacts to the local school district?
- Will a form-based code be prepared?
- Will the General Plan prepare a land use/zoning consistency analysis?
- Access to affordable housing for people of all ages is a huge issue.

Live Presentation: Joint GPAC Meeting + Workshop #2

- Why do the alternatives propose so much retail space?
- Will the General Plan include updates to infrastructure? Specifically bicycle infrastructure.
- Are there public funds available to incentivize development according to the General Plan?
- Why do the alternatives focus on the 101-corridor so heavily?
- How does the Thousand Oaks Boulevard Specific Plan interface with the new General Plan?